

# \$699,900 - 527 Rocky Vista Gardens Nw, Calgary

MLS® #A2085389

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Live without compromise in this Air-Conditioned move-in ready WALKOUT BUNGALOW VILLA, boasting an insulated double ATTACHED GARAGE, stunning MOUNTAIN VIEWS and 2100 sqft of finished living space! With impressive curb appeal this PREVIOUS SHOWHOME boasts tastefully maintained flower beds and lawns that allow for low-stress ownership without worrying about shoveling snow or endless yard work, just lock and go! Upon entry, you will notice a larger front vestibule with a cozy & bright front sitting area. Then you will move into the OPEN CONCEPT main floor boasting ENGINEERED HARDWOOD FLOORS throughout and a large kitchen with ample cabinetry, STONE COUNTERTOPS, SS APPLIANCES and a New Dishwasher in 2017. The living/dining area is perfect for entertaining friends and family with its 12-foot VAULTED CEILINGS and cozy gas FIREPLACE. The entertaining space spills out to the SUNNY SW-facing DECK with its impressive and rare MOUNTAIN VIEWS! The oversized primary bedroom is complete with both a Private 3-piece bath and a LARGE WALK-IN CLOSET. The main floor is completed with a powder room and handy main floor laundry. Downstairs the WALKOUT BASEMENT is well-lit with ample windows, IN-FLOOR HEATING, 9-foot ceilings, and more of those incredible mountain views! The large family room is perfect in its current configuration and ideal for entertaining. There is another bedroom for guests, a 4-piece bath



and loads of storage in the dedicated storage room (this could easily be converted to another bedroom if one wished). The PATIO WALKOUT is bathed in those SUNNY SW VIEWS and is a great place for your friends and family to enjoy the manicured lawns and stunning mountain views. Book your private showing today!

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2085389               |
| Price          | \$699,900              |
| Sold Price     | \$705,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,300                  |
| Acres          | 0.11                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 527 Rocky Vista Gardens Nw |
| Subdivision | Rocky Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G0B7                     |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 4                                      |

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |                      |
|---------|----------------------|
| Heating | In Floor, Forced Air |
|---------|----------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |     |
|------------|-----|
| Fireplaces | Gas |
|------------|-----|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                    |
|----------|--------------------|
| Basement | Finished, Walk-Out |
|----------|--------------------|

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
|-------------------|---------------------------|

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance Landscape, Gentle Sloping, Interior Lot, No Neighbours Behind, Landscaped, Level, Private, Rectangular Lot |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |            |
|------|------------|
| Roof | Pine Shake |
|------|------------|

|              |                                            |
|--------------|--------------------------------------------|
| Construction | Composite Siding, Vinyl Siding, Wood Frame |
|--------------|--------------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 5th, 2023 |
|-------------|-------------------|

|           |                     |
|-----------|---------------------|
| Date Sold | November 22nd, 2023 |
|-----------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 48 |
|----------------|----|

|        |              |
|--------|--------------|
| Zoning | (pre 1P2007) |
|--------|--------------|

|          |        |
|----------|--------|
| HOA Fees | 250.00 |
|----------|--------|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% REALTY |
|----------------|-----------|

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